

LOS ANGELES COUNTY



LOCAL AGENCY FORMATION COMMISSION

COUNTY DEPARTMENTS

AGRICULTURAL COMMISSIONER
ANIMAL CONTROL
AUDITOR-Tax Section
CONSUMER AFFAIRS
FORESTER-FIRE WARDEN
HEALTH SERVICES-Solid Waste
County CAO-Leasing & Revenue
County CAO-Pipeline Franchises
County CAO-Space Management
COMMUNITY DEVELOPMENT COMM-Block Grants
INTERNAL SERVICES-911 Project

OTHER

ALCOHOLIC BEVERAGE CONTROL
A T & T
AUTO CLUB OF SO. CALIF.
CALTRANS
COMPASS MAPS INC.
CHP
GTE
METROPOLITAN WATER DISTRICT

City of Los Angeles
Applicant

PACBELL
RAND-MCNALLY
SBE LOCAL TAX UNIT
SO. CALIF. EDISON CO.
SO. CALIF. GAS CO
STATE FINANCE-DEMOGRAPHIC RESEARCH.
THOMAS BROS. MAPS
MCI
U.S. POSTAL SERVICE

INTERNAL SERVICES-Plans & Est.
LIBRARY-Admin. Services
PARKS & RECREATION-Mgmt. Serv.
PARKS & RECREATION-Spec. Dist. Operations
PUBLIC WORKS-Mapping Services
REGIONAL PLANNING-Mapping Services, Room 410
REGISTRAR-RECORDER
SHERIFF-Contract Law
TREASURER-TAX COLLECTOR-Bus. Lic.
TREASURER-TAX COLLECTOR-Utility Tax

THOMAS E. JACKSON
CHAIRMAN

HAL BERNSON
YVONNE BRATHWAITE BURKE
LARRY CONNELLY
JAMES DIGIUSEPPE
HENRI F. PELLISSIER
BEATRICE PROO
WILLIAM WENTWORTH
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JOHN FERRARO
DON KNABE
GORDON KNOPP

STAFF
LARRY J. CALEMINE
EXECUTIVE OFFICER

JUNE D. SAVALA
EXECUTIVE ASSISTANT

NOTICE OF COMPLETION: CITY BOUNDARY CHANGE
(Uninhabited)

***Revised February 7, 2001**

***Detach from the Los Angeles County Fire District and Annex to the City of Los Angeles Fire Department**

Proceedings for the following described change of organization were completed, and the subject territory became a part of the city when the Certificate of Completion was executed by this office and recorded with the County Recorder on January 18, 2001, as Instrument No. 01-0098136:

CITY: City of Los Angeles

APPLICANT: Herbert Singer et. al. Trust

Designation of Proposal: City of Los Angeles, 121st Street and Broadway

Acres: 1.06 ±

Number of Registered Voters: 0

RELATED JURISDICTIONAL CHANGES: Unless otherwise specified, these changes are effective on the date shown above.

DATED: February 2, 2001

c:\document\vf1-9.noc

LOS ANGELES COUNTY **LAFCO**

LOCAL AGENCY FORMATION COMMISSION

February 13, 2001

Mr. David Martin:
Supervisor, Tax Area Services Section
State Board of Equalization
MIC: 59, 450 "N" Street
PO Box 942879
Sacramento, CA 94279-0059

**RE: CITY OF LOS ANGELES, ANNEXATION DESIGNATION - 121ST
STREET AND BROADWAY**

Dear Mr. Martin:

The enclosed filings are submitted to your office in compliance with Government Code Section 54900 et seq.

The enclosed check, No. 0004361, totaling \$ 350.00, will cover the required fees for this annexation. The effective date of the annexation is January 18, 2001.

Sincerely,



Sandor L. Winger
Local Government Analyst

Encl.

C: Assessor
Auditor-Controller
Public Works - Mapping
Registrar-Recorder
City of Los Angeles

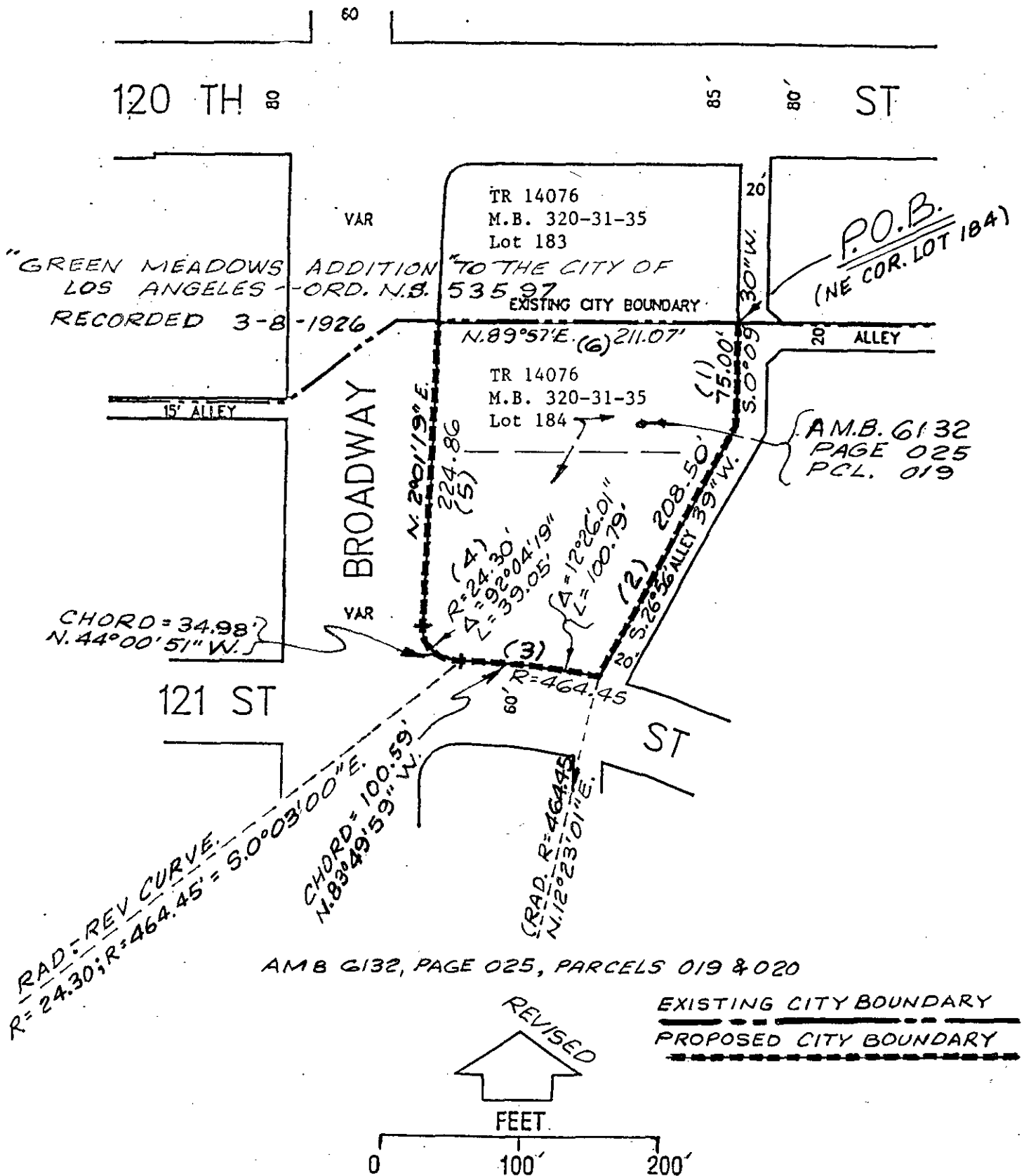
THOMAS E. JACKSON
CHAIRMAN

HAL BERNSON
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EXECUTIVE OFFICER

JUNE D. SAVALA
EXECUTIVE ASSISTANT



121 ST STREET AND BROADWAY
ANNEXATION TO THE CITY OF LOS ANGELES

EXHIBIT "A"

DESCRIPTION OF
"121ST STREET AND BROADWAY" ANNEXATION
TO THE CITY OF LOS ANGELES

(Detachment from Consolidated Fire Protection District of Los Angeles County,
Firestone Garage Disposal District and Central Basin Municipal Water District)

Revised Description
Approved by the Local Agency Formation Commission

Beginning at the northeasterly corner of Lot 184 of Tract No. 14076 as shown on map recorded in Book 320, pages 31 through 35 of Maps, in the office of the Recorder of the County of Los Angeles, said corner being a point in the boundary of the City of Los Angeles as same existed on September 19, 1997; thence along the boundary of said lot the following described courses: (1) S. $0^{\circ}09'30''$ W. 75.00 feet, (2) S. $26^{\circ}56'39''$ W. 208.50 feet to a point in that certain curve concave to the north and having a radius of 464.45 feet in the northerly line of 121st Street, 60 feet wide, a radial of said curve to said point bears North $12^{\circ}23'01''$ East; thence (3) westerly and continuing along said boundary of Lot 184 through a central angel of $12^{\circ}26'01''$ an arc distance of 100.79 feet to the beginning of a reserve curve concave to the southwest and having a radius of 24.30 feet, (4) westerly, northwesterly and northerly along said reverse curve through a central angel of $92^{\circ}04'19''$ an arc distance of 39.05 feet and (5) N $2^{\circ}01'19''$ E. 224.86 feet to the northwesterly corner of said lot; thence (6) N. $89^{\circ}57'00''$ E. 211.07 feet along said boundary of the City of Los Angeles to the point of beginning.

Containing: 1.06 acres
0.002 sq. mi.

LOCAL AGENCY FORMATION COMMISSION
LOS ANGELES COUNTY

CERTIFICATE OF COMPLETION

Boundary Change to the City of Los Angeles

I, Larry J. Calamine, Executive Officer of the Local Agency Formation Commission of the County of Los Angeles, do hereby certify that I have examined the attached documents with respect to the uninhabited proposal designated as:

City of Los Angeles Annexation 121st Street and Broadway Avenue

and have found said documents to be in compliance with the resolution of approval adopted by the Local Agency Formation Commission of the County of Los Angeles on January 10, 2001.

All of the information required by the State law is contained in the attached documents and by this reference incorporated herein.

The affected territory shall not be taxed for any existing general indebtedness or contractual obligations.

The effective date of this boundary change of the City of Los Angeles is January 18, 2001.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }

I certify that this is a full and correct copy of the
original Certificate of Completion recorded with the Los Angeles
County Recorder

JAN 18 2001

010098136

Instrument No.

LARRY J. CALAMINE
LOCAL AGENCY FORMATION COMMISSION

By *Donald L. Lugo*
Deputy

IN WITNESS WHEREOF, I execute this
Certificate this 18th day of January, 2001.

Larry J. Calamine

LARRY J. CALEMINE, Executive Officer

500 West Temple Street, Room 383, Los Angeles, California 90012 (213) 974-1448

STATEMENT OF BOUNDARY CHANGE

STATE OF CALIFORNIA
BOARD OF EQUALIZATIONPlease mail to the Board of Equalization, Tax Area Services Section, 450 N Street, MIC:59,
P.O. Box 942879, Sacramento, California 94279-0059.

BOE USE ONLY

B.O.E. File No.: _____

County: Los Angeles	County # : 19	Acreage: 1.06	Fee: \$ 350	Res./Ord. No.:	
Conducting Authority: City of Los Angeles				LAFCo. Res.:	2001-02
Short Form Designation: Annexation - Designated as 121st Street and Broadway				Effective Date:	1/18/01

1. Type of action:
(check one only)

<input checked="" type="checkbox"/> 01 Annexation to district	<input type="checkbox"/> 06 Consolidation of TRA's	<input type="checkbox"/> 10 Redevelopment
<input type="checkbox"/> 02 Annexation to city	<input type="checkbox"/> 07 Detachment from district	<input type="checkbox"/> 11 Name change
<input type="checkbox"/> 04 City incorporation	<input type="checkbox"/> 08 Dissolution of district	<input type="checkbox"/> 12 Reorganization
<input type="checkbox"/> 05 Consolidation of district	<input type="checkbox"/> 09 Formation-District	<input type="checkbox"/> 13 School district change

DISTRICT NAME

DISTRICT NAME

2. Principal City/District(s) affected by action:

Annexation to the City of Los Angeles	
Detachment from the County of Los Angeles	

3. Affected territory is legally:

<input type="checkbox"/> Inhabited
<input checked="" type="checkbox"/> Uninhabited

<input type="checkbox"/> Developed
<input type="checkbox"/> Undeveloped

Number of Areas: _____

4. The affected territory:

<input checked="" type="checkbox"/> Will be taxed for existing bonded indebtedness or contractual obligations as set forth by the terms and conditions as stated in the resolution.
<input type="checkbox"/> Will not be taxed for existing bonded indebtedness or contractual obligations.

5. Election:

<input type="checkbox"/> An election authorizing this action was held on _____ date
<input checked="" type="checkbox"/> This action is exempt from election.

6. Enclosed are the following items required at the time of filing:

<input checked="" type="checkbox"/> Fees	<input checked="" type="checkbox"/> Map(s) and supporting documents
<input checked="" type="checkbox"/> Legal description	<input checked="" type="checkbox"/> Assessor parcel number(s) of affected territory
<input type="checkbox"/> Resolution of conducting authority	<input type="checkbox"/> County auditor's letter of TRA assignment (consolidated counties only)
<input checked="" type="checkbox"/> Certificate of Completion (LAFCo only)	

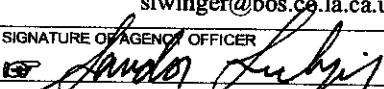
7. City boundary changes only:

<input checked="" type="checkbox"/> Map of limiting addresses (2 copies)	<input type="checkbox"/> Vicinity maps (2 copies)
<input checked="" type="checkbox"/> Alphabetical list of all streets within the affected area to include beginning and ending street numbers	
<input checked="" type="checkbox"/> Estimated population is: 0	

8. Required:

According to section 54902 of the Government Code, copies of these documents must be filed with the county auditor and county assessor.

Board of Equalization will acknowledge receipt of filing to:

NAME Sandor L. Winger	BOE USE ONLY chk #: amt: ltr #:
TITLE Local Government Analyst	
AGENCY LAFCo	
STREET 500 West Temple Street Room 383	
CITY Los Angeles, CA	
ZIP CODE 90012	
TELEPHONE NO. (213) 974-1448	
FAX NO. (213) 617-2201	
E-MAIL ADDRESS slwinger@bos.co.la.ca.us	
SIGNATURE OF AGENCY OFFICER 	DATE 2/15/01

Corridor Economic Development Corp.

VENDOR NO: STAEQU

NAME: CAL. STATE BOARD EQUALIZATION

CHECK DATE: Feb 8 01

0004361

1404

RE: HERBERT SINGER

350.00

350.00

0.00

350.00

Corridor Economic Developm Corp.

600 Corporate Pointe Ste 1100

Culver City CA

City National Bank-Airport b. ch

Los Angeles, Ca. 90045

16-1606-1220

0004361

DATE	Feb 8 01
AMOUNT	\$350.00

PAY ***** Three Hundred Fifty and 00/100 *****

TO THE ORDER OF CAL. STATE BOARD EQUALIZATION

[Signature]

[Signature]

BORDER CONTAINS MICROPRINTING

⑈0004361⑈ ⑆122016066⑆ 003⑈103927⑈

Corridor Economic Development Corp.

VENDOR NO: STAEQU

NAME: CAL. STATE BOARD EQUALIZATION

CHECK DATE: Feb 8 01

0004361

1404

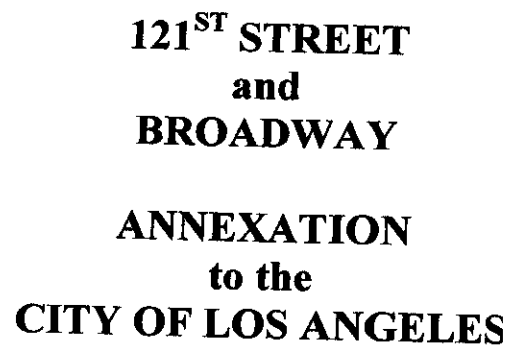
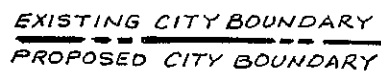
RE: HERBERT SINGER

350.00

350.00

0.00

350.00



Resolution No. _____

**JOINT RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES AND THE
CITY COUNCIL OF THE CITY OF LOS ANGELES
APPROVING AND ACCEPTING NEGOTIATED EXCHANGE OF
PROPERTY TAX REVENUE RESULTING FROM "121ST STREET AND
BROADWAY ANNEXATION" TO THE CITY OF LOS ANGELES
(Detachment from the Consolidated Fire Protection District of Los Angeles County,
the Firestone Garbage Disposal District of Los Angeles County, County
Road District No. 2 and the County Library)**

WHEREAS, pursuant to Section 99 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change the governing bodies of all agencies whose service areas or service responsibilities would be altered by such change must determine the amount of property tax revenue to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenues by resolution; but if the affected agency is a special district, the Board of Supervisors must negotiate on behalf of the district; and

WHEREAS, the Board of Supervisors of the County of Los Angeles and the City Council of the City of Los Angeles, California, have determined that the amount of property tax revenues to be exchanged between their respective agencies as a result of the annexation of unincorporated territory to the City of Los Angeles, entitled "121st Street and Broadway Annexation" is as set forth below. —

NOW, THEREFORE, BE IT RESOLVED:

1. The negotiated exchange of property tax revenue between the County of Los Angeles and the City of Los Angeles, resulting from the "121st Street and Broadway Annexation" is approved and accepted.

2. For fiscal years commencing on and after July 1, 1999, or the July 1 after the effective date of this jurisdictional change, whichever is later, Two Hundred, Seventy-Four Dollars (\$274) in property tax revenue shall be transferred from the County of Los Angeles to the City of Los Angeles. In addition, for each fiscal year commencing July 1, 1999, or the July 1 after the effective date of this jurisdictional change, whichever is later, 0.256770723 percent of the incremental tax growth attributable to the City of Los Angeles "121st Street and Broadway Annexation" area shall be transferred from the County of Los Angeles to the City of Los Angeles and the County's share of incremental tax growth shall be reduced accordingly.

3. For fiscal years commencing on and after July 1, 1999 or the July 1 after the effective date of this jurisdictional change, whichever is later, all property tax revenue received by County Road District No. 2 attributable to the City of Los Angeles "121st Street and Broadway Annexation" area shall be transferred to the County of Los Angeles.

4. For fiscal years commencing on and after July 1, 1999 or the July 1 after the effective date of this jurisdictional change, whichever is later, all property tax revenue received by the County Library attributable to the City of Los Angeles "121st Street and Broadway Annexation" area shall be transferred to the County of Los Angeles.

5. For fiscal years commencing on and after July 1, 1999 or the July 1 after the effective date of this jurisdictional change, whichever is later, all property tax revenue received by the Consolidated Fire Protection District attributable to the City of Los Angeles "121st Street and Broadway Annexation" area shall be transferred to the County of Los Angeles.

6. In the event that all or a portion of the annexation area is included within a redevelopment project pursuant to California Community Redevelopment Law, Health & Safety Code Sections 33000 et seq., the City of Los Angeles shall not adopt the ordinance approving the redevelopment plan with respect to the annexed area until such time as the Redevelopment Agency of the City of Los Angeles has diligently and in good faith complied with all applicable provisions of the California Community Redevelopment Law, including but not limited to consultation with the County with respect to the plan and to the allocation of taxes, pursuant to Health & Safety Code Section 33670 or any other relevant provision of law. Any ordinance approving a redevelopment project which does not comply with this paragraph shall be void and of no effect with regard to the subsequent allocation and distribution of taxes to the Redevelopment Agency.

PASSED, APPROVED AND ADOPTED this 16th day of September, ~~1998~~, 2000

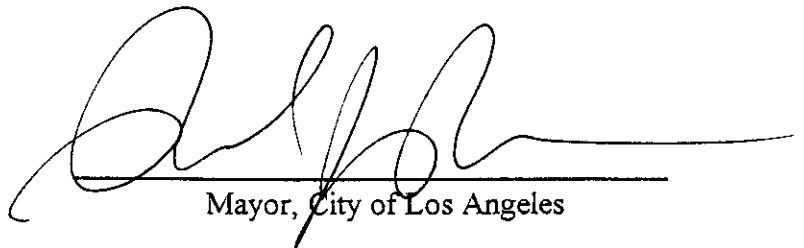
by the following vote:

AYES: 13

NOES: 8


ABSENT: 2

ABSTAIN:



Mayor, City of Los Angeles

ATTEST:



Deputy City Clerk

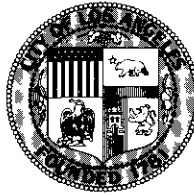


J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

CERTIFICATION

STATE OF CALIFORNIA,

} ss.

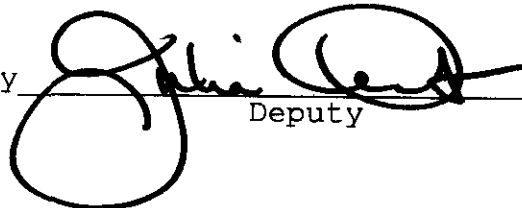
COUNTY OF LOS ANGELES,

I, City Clerk of the City of Los Angeles and ex-officio Clerk of the City Council of the City of Los Angeles, do hereby certify and attest the foregoing to be a full, true and correct copy of the original Resolution from Council File 00-1525, re: Joint Resolution of the Board of Supervisors of the County of Los Angeles and the City Council of the City of Los Angeles Approving and Accepting Negotiated Exchange of Property Tax Revenue Resulting from "121st Street and Broadway Annexation" to the City of Los Angeles, in its entirety, on file in my office, and that I have carefully compared the same with the original.

In Witness Whereof, I have hereunto set
my hand and affixed the Seal of the
City of Los Angeles, this 18th day
of October, 2000.

City Clerk of the City of Los Angeles

By


Deputy



The foregoing resolution was adopted by the Board of Supervisors of the County of
Los Angeles on this 21st day of November 2000.

COUNTY OF LOS ANGELES

Mike Antonovich

Chair, Board of Supervisors PRO TEM

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer-
Clerk of the Board of Supervisors

By *Spina G. Cellalabes*
Deputy



J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

00-1525

CD 15

September 22, 2000

Honorable Richard Riordan, Mayor
Council Member Svorinich
Planning Commission
Planning Department,
Community Planning Section
cc: GIS Section-Fae Tsukamoto
221 N. Figueroa St., Room 900
Bureau of Street Lighting,
"B" Permit Section
Fire Department
Department of Building & Safety,
c/o Zoning Coordinator
Los Angeles County Assessor
Chief Legislative Analyst
Office of Finance

LAFCO

383 Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Southern California Edison
P.O. Box 600
Rosemead, CA 91771-0001

Director of Planning
Information Technology Agency
Department of Transportation,
Traffic/Planning Sections
Bureau of Engineering,
Land Development Group
Water and Power Commission
Attn: John Burmahln
City Attorney
Office of Administrative and
Research Services
Controller, Room 1200
Accounting Division, F&A
Disbursement Division

RE: PROPOSED ANNEXATION OF A 1.06 ACRE PROPERTY AT 12060 SOUTH BROADWAY
FROM THE COUNTY OF LOS ANGELES, KNOWN AS THE "121ST STREET AND
BROADWAY ANNEXATION

At the meeting of the Council held September 6, 2000, the following
action was taken:

Attached report adopted.....	X
Attached resolutions adopted.....	X
Ordinance adopted.....	X
Ordinance Number.....	173510
Publication date.....	9-26-00
Effective date.....	10-27-00
Mayor approved.....	9-13-00
Findings adopted.....	X
Mitigated Negative Declaration adopted.....	X

J. Michael Carey

City Clerk
dng

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	<u>—</u>

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTIONS, and ZONE CHANGE ORDINANCE relative to the proposed annexation of a 1.06 acre property at 12060 S. Broadway from the County of Los Angeles, known as the "121st Street and Broadway Annexation".

Recommendations for Council action:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and in compliance with the California Environmental Quality Act of 1970; that the Mitigated Negative Declaration reflects the independent judgment of the lead agency City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File 00-1525 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [MND No. 96-0363 ZC/GPA/ AN].
2. ADOPT FINDINGS of the City Planning Commission as the Findings of the City Council.
3. ADOPT accompanying RESOLUTION as recommended by the Mayor, the City Planning Commission and the Director of Planning, APPROVING the proposed General Plan Amendment to establish a Medium Density Residential land use designation and for the annexation of a 1.06 acre parcel of unincorporated property located at 12060 S. Broadway into the Southeast Los Angeles Community Plan Area - Periodic Plan Review - Window 94 - Geographic Area No. 2 - Metro/Southern Los Angeles.

Applicant: City of Los Angeles

4. ADOPT accompanying JOINT RESOLUTION of the Board of Supervisors of the County of Los Angeles and the City Council of the City of Los Angeles approving and accepting negotiated exchange of property tax revenue resulting from "121st Street and Broadway Annexation" to the City of Los Angeles. (Detachment from the Consolidated Fire Protection District of Los Angeles County and the Firestone Garbage Disposal District of Los Angeles County, County Road District No. 2 and the County Library), and AUTHORIZE the Mayor to execute this Resolution on behalf of the City of Los Angeles.
5. PRESENT and ADOPT accompanying ORDINANCE, approved by the City Planning Commission, to establish a zone of [T][Q]RD2-1 and to change the zone on the adjoining parcel to the north which is in the same ownership from R3-1 to [T][Q]RD2-1 upon the effective date of the annexation.

CPC 98-0173 ZC/GPA/AN ZC/GPA

Said rezoning shall be subject to the [Q] Qualified classification

zone limitations as shown on the sheets attached to the Committee report.

6. DIRECT the City Attorney, Chief Legislative Analyst and the City Planning Department to coordinate the necessary procedures and prepare the necessary documents to effectuate the subject annexation, plan amendment, and zone change.
7. REMOVE [T] Tentative classification as described in detail on the sheet(s) attached to this Committee report. —

(Public Hearing Scheduled in Council August 16, 2000)

Fiscal Impact Statements: The City Planning Department advises that recovery of City administrative costs has been waived, as this is a City-initiated case.

Summary:

At its meeting held August 1, 2000, the Planning and Land Use Management Committee considered the transmittal from the Mayor and Director of Planning relative to the recommendations of the City Planning Commission in approving the proposed annexation of a 1.06 acre parcel of unincorporated property located at 12060 Broadway and the proposed General Plan Amendment to establish a Medium Density Residential land use designation and to establish a zone of [T][Q]RD2-1 and to change the zone on the adjoining parcel to the north which is in the same ownership from R3-1 to [T][Q]RD2-1, within the Southeast Los Angeles Community Plan Area - Periodic Plan Review - Window 94 - Geographic Area No. 2 - Metro/Southern Los Angeles. The proposed project is for the development of 30 residential units targeted to first time home-buyers. The Committee recommended that Council approve this matter, as recommended by the City Planning Commission and the Mayor.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

JAW:ys

8/4/00

Enc: CPC 98-0178 ZC/GPA/AN
Ordinance

CD 15

Attachments: Resolutions
Plan Amendment Map
[Q] & [T] Conditions

Note: (Notice has been published not less than 10 days prior to the public hearing date pursuant to Section 11.5.6 B and D of the Municipal Code).

#001525

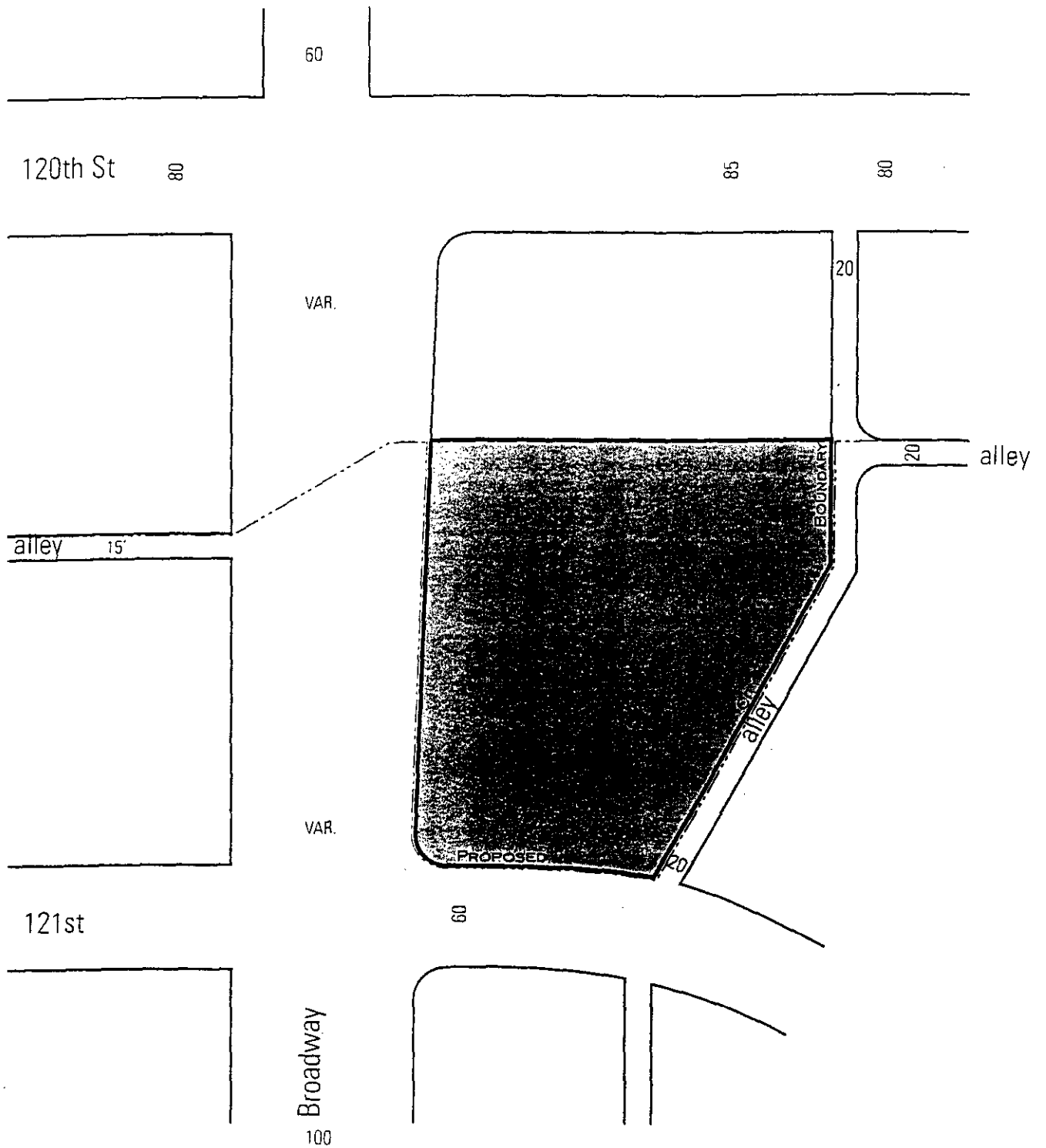
C. J. [Signature]
[Signature]

AUG 16 2000 - NO QUORUM


SEP 05 2000 - ENTIRE MATTER -

CONTINUED TO SEPT. 6, 2000

REPT, RESO, ORD & FINDINGS
ADOPTED



Proposed General Plan Amendment

 Medium Density Residential



Not to Scale

Plan Amendment	CPC 98 0304 PFR
CM 0848201	Case No CPC 98 0178 CC, GPA/AN

CITY PLAN CASE NO. 98-0178 ZC/GPA/AN

[Q] QUALIFIED CLASSIFICATION

Section 2. Pursuant to Section 12.32 K of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of that property shown in Section I hereof which is subject to the [Q] Qualified Classification.

I. Administrative:

- a. Approval, Verification and Submittals: Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
- b. Any person or business persons who purchases the land shall arrange for a member of the Athens Park Concerned Citizens or their designee to serve as their representative to review the project design and any modifications thereto for compatibility with the existing neighboring single family residential community. Plans are to be reviewed by the designated Athens Park Concerned Citizens Design Review Committee and approved by the Department of City Planning.
- c. Code compliance. Area, height and use regulations of the RD2 zone classification of the subject property shall be complied with, except where herein conditions are more restrictive. Apartments shall be expressly prohibited.
- d. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department.
- e. Definition. Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
- f. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any other designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

2. Environmental Conditions

Energy: Construction of the project shall comply with State Energy Conservation Standards for New Residential and Non Residential Buildings (Title 24, Paragraph 6, Article 2, California Administrative Code).

Fire Dept. Plan Approval: Recommendations of the Fire Department relative to the fire safety, which may include but, are not limited to access and interior heat sensitive sprinkler systems, shall be incorporated into the building plans for the subject project, to the satisfaction of the Fire Department.

Graffiti Removal: The property owners and all successors shall acknowledge the applicability of the graffiti removal and deterrence requirements pursuant to Municipal Code Sections 91.8101-F, 91.8904.1 and 91.1707-E relative to the subject project, particularly with regard to the following:

CITY PLAN CASE NO. 98-0178 ZC/GPA/AN

Page Q - 2

- a.. The First nine feet of exterior walls and doors, measured from grade, and all of any walls enclosing the property shall be built and maintained with a graffiti resistant finish consisting of either a hard, smooth, impermeable surface such as ceramic tile, baked enamel or renewable coating of an approved, anti-graffiti material or combination of both pursuant to Section 91.1707-E; and
- b. The period for compliance with graffiti removal orders issued by Building and Safety Department is 15 days following which period with failure to perform, the City or its contractor is empowered to enter the property to remove such graffiti with the costs accruing to the property owners (91.8904. 1); and
- c. The period of compliance with a subsequent order for a subsequent occurrence is three days (91.8904. 1).
- d. In addition to (a), (b), and (c) above, exterior walls may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.

Construction Hours:

Noise during construction should be from the hours of 7am to 5pm Monday -Friday and 8am - 4pm on Saturday.
No work shall be allowed on Sunday.

DESIGN CONDITIONS

Parking:

At least two parking spaces per unit plus 1/4 parking stall per unit for guest parking shall be provided.

Height:

Buildings within the project site shall be limited to a maximum of 3 stories and 40 feet in height, except that portions of buildings located within 30 feet of the alley property line shall be limited to a maximum of 2 stories and 25 feet in height.

Density:

The development shall not exceed a density of 30 dwelling units.

Ingress/Egress:

The project shall be designed in such a manner that vehicular access to the project and to project parking shall be from Broadway and/or 120th Street.

Design:

The design shall be consistent and complimentary to the homes in the immediate surrounding area. Dwellings along the alleyway should be designed in a manner as to preserve the privacy of the single-family homes/dwellings which are across the alley from the subject development.

Lighting:

All lighting shall be shielded and directed onto the site with the exception of lighting to brighten the alleyway to provide adequate visibility and security during evening hours.

Open Space:

To every extent possible open space shall be incorporation into the private usable space for each unit.

Open Space:

Definition (usable open space) - For the purpose of this section, the term "usable open space" shall be defined as private and or common areas which have recreation amenities which are open to the sky and which are designed and intended to be used for active or passive recreational purposes. Structures may project not more than three feet into an open space area, provided that there is at least ten feet of clearance beneath such a projection.

Landscaping:

All open areas not used for buildings, driveways, parking areas, recreational facilities or walks, shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscaped plan prepared by a licensed landscape architect or licensed contractor. Dwellings along the alleyway should be landscaped using trees, bushes, shrubs or plants which also assist and aid in the maintenance of the privacy of the adjacent single family residences and in deterring graffiti.

COVENANTS CONDITIONS AND RESTRICTIONS (CC&Rs)

The Covenants, Conditions and Restrictions for the condominium association shall contain the following requirements:

1. Maintenance: It shall be the responsibility of the Homeowners Association to maintain all landscape features located on the private property and publicly dedicated space, including but, not limited to plant materials, signs, walkways, benches and in accordance with the following: All fabricated features shall be maintained in good condition both in structural integrity and cosmetic appearance. All vegetation shall be watered, fertilized, trimmed and maintained in good condition.
2. The number of units that may be rented to tenants shall be limited to a total of three (3) at any one time.
3. The maximum occupancy per unit shall be limited to two (2) persons per bedroom.
4. At least one member from the Athens Park Concerned Citizens organization or their designee shall serve on the Homeowners Association Board of Directors at all times.

CITY PLAN CASE NO. 98-0178 ZC/GPA/AN

[T] TENTATIVE CLASSIFICATION

Street lights on Broadway and 120th Street shall be relocated/upgraded/ replaced/ installed if street widening or improvement is involved - 2 street lights on Broadway and 1 street light on 120th Street.

Street lighting modifications shall be required at an intersection if there are improvements by the Department of Transportation.

Resolution No. _____

**JOINT RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES AND THE
CITY COUNCIL OF THE CITY OF LOS ANGELES
APPROVING AND ACCEPTING NEGOTIATED EXCHANGE OF
PROPERTY TAX REVENUE RESULTING FROM "121ST STREET AND
BROADWAY ANNEXATION" TO THE CITY OF LOS ANGELES
(Detachment from the Consolidated Fire Protection District of Los Angeles County,
the Firestone Garbage Disposal District of Los Angeles County, County
Road District No. 2 and the County Library)**

WHEREAS, pursuant to Section 99 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change the governing bodies of all agencies whose service areas or service responsibilities would be altered by such change must determine the amount of property tax revenue to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenues by resolution; but if the affected agency is a special district, the Board of Supervisors must negotiate on behalf of the district; and

WHEREAS, the Board of Supervisors of the County of Los Angeles and the City Council of the City of Los Angeles, California, have determined that the amount of property tax revenues to be exchanged between their respective agencies as a result of the annexation of unincorporated territory to the City of Los Angeles, entitled "121st Street and Broadway Annexation" is as set forth below.

NOW, THEREFORE, BE IT RESOLVED:

1. The negotiated exchange of property tax revenue between the County of Los Angeles and the City of Los Angeles, resulting from the "121st Street and Broadway Annexation" is approved and accepted.

2. For fiscal years commencing on and after July 1, 1999, or the July 1 after the effective date of this jurisdictional change, whichever is later, Two Hundred, Seventy-Four Dollars (\$274) in property tax revenue shall be transferred from the County of Los Angeles to the City of Los Angeles. In addition, for each fiscal year commencing July 1, 1999, or the July 1 after the effective date of this jurisdictional change, whichever is later, 0.256770723 percent of the incremental tax growth attributable to the City of Los Angeles "121st Street and Broadway Annexation" area shall be transferred from the County of Los Angeles to the City of Los Angeles and the County's share of incremental tax growth shall be reduced accordingly.

3. For fiscal years commencing on and after July 1, 1999 or the July 1 after the effective date of this jurisdictional change, whichever is later, all property tax revenue received by County Road District No. 2 attributable to the City of Los Angeles "121st Street and Broadway Annexation" area shall be transferred to the County of Los Angeles.

4. For fiscal years commencing on and after July 1, 1999 or the July 1 after the effective date of this jurisdictional change, whichever is later, all property tax revenue received by the County Library attributable to the City of Los Angeles "121st Street and Broadway Annexation" area shall be transferred to the County of Los Angeles.

5. For fiscal years commencing on and after July 1, 1999 or the July 1 after the effective date of this jurisdictional change, whichever is later, all property tax revenue received by the Consolidated Fire Protection District attributable to the City of Los Angeles "121st Street and Broadway Annexation" area shall be transferred to the County of Los Angeles.

6. In the event that all or a portion of the annexation area is included within a redevelopment project pursuant to California Community Redevelopment Law, Health & Safety Code Sections 33000 et seq., the City of Los Angeles shall not adopt the ordinance approving the redevelopment plan with respect to the annexed area until such time as the Redevelopment Agency of the City of Los Angeles has diligently and in good faith complied with all applicable provisions of the California Community Redevelopment Law, including but not limited to consultation with the County with respect to the plan and to the allocation of taxes, pursuant to Health & Safety Code Section 33670 or any other relevant provision of law. Any ordinance approving a redevelopment project which does not comply with this paragraph shall be void and of no effect with regard to the subsequent allocation and distribution of taxes to the Redevelopment Agency.

PASSED, APPROVED AND ADOPTED this 10th day of September, ~~1998~~, 2000

by the following vote:

AYES: 13

NOES: 0

ABSENT: 2

ABSTAIN:

Mayor, City of Los Angeles

ATTEST:



Victoria W. Adams
Deputy City Clerk

The foregoing resolution was adopted by the Board of Supervisors of the County of
Los Angeles on this _____ day of _____ 1998.

COUNTY OF LOS ANGELES

Chair, Board of Supervisors

ATTEST:

JOANNE STURGES, Executive Officer-
Clerk of the Board of Supervisors

By _____
Deputy

RESOLUTION

WHEREAS, the City Planning Commission, on May 11, 2000, adopted a staff report, findings and recommendation for a proposed annexation of a 1.06 acre parcel of unincorporated property located at 12020 and 12060 S. Broadway, in conjunction with a General Plan Amendment to Medium Density Residential and a corresponding Zone of [T][Q] RD2-1, to the Southeast Los Angeles Community Plan area; and

WHEREAS, the analysis of economic advisability indicates that there would be no significant economic burden to the City, change in revenue or increased incremental cost for any City agencies; and

WHEREAS, the requested Plan Amendment is consistent with the intent and purpose of the Southeast Los Angeles Community Plan to designate land uses in an orderly and unified manner; and


WHEREAS, approval of this request would allow for the development of the property into a planned land use that is consistent with the surrounding residential land uses and would allow unified development of the property site, a portion of which is to be annexed; and

WHEREAS, such Plan Amendment is necessary to effectuate the proposed annexation and maintain consistency, as required by State Law, with an accompanying zone change pending adoption; and

WHEREAS, pursuant to the provisions of the City Charter, the Mayor and the City Planning Commission have transmitted their recommendations;

NOW, THEREFORE, BE IT RESOLVED THAT THE Southeast Los Angeles Community Plan be amended effective upon the annexation of the subject property, as shown on the Proposed Plan Amendment Map.

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
CITY PLANNING COMMISSION OF THE CITY OF LOS ANGELES
ON THE 6TH DAY OF SEPTEMBER, 2000
BY THE UNANIMITY OF ALL ITS MEMBERS.

 J. MICHAEL CAREY,
CITY CLERK

BY Veronica Williams
DEPUTY

LOS ANGELES COUNTY



LOCAL AGENCY FORMATION COMMISSION

THOMAS E. JACKSON
CHAIRMAN

HAL BERNSON
YVONNE BRATHWAITE BURKE
LARRY CONNELLY
JAMES DIGIUSEPPE
HENRI F. PELLISSIER
BEATRICE PROO
WILLIAM WENTWORTH
ZEV YAROSLAVSKY

ALTERNATE MEMBERS
KENNETH I. CHAPPELL
RICHARD H. CLOSE
CRISTINA CRUZ-MADRID
JOHN FERRARO
DON KNABE
GORDON KNOPP

STAFF
LARRY J. CALEMINE
EXECUTIVE OFFICER

JUNE D. SAVALA
EXECUTIVE ASSISTANT

COUNTY DEPARTMENTS

AGRICULTURAL COMMISSIONER
ANIMAL CONTROL
AUDITOR-Tax Section
CONSUMER AFFAIRS
FORESTER-FIRE WARDEN
HEALTH SERVICES-Solid Waste
County CAO-Leasing & Revenue
County CAO-Pipeline Franchises
County CAO-Space Management
COMMUNITY DEVELOPMENT COMM-Block Grants
INTERNAL SERVICES-911 Project

INTERNAL SERVICES-Plans & Est.
LIBRARY-Admin. Services
PARKS & RECREATION-Mgmt. Serv.
PARKS & RECREATION-Spec. Dist. Operations
PUBLIC WORKS-Mapping Services
REGIONAL PLANNING-Mapping Services, Room 1101
REGISTRAR-RECORDER
SHERIFF-Contract Law
TREASURER-TAX COLLECTOR-Bus. Lic.
TREASURER-TAX COLLECTOR-Utility Tax

OTHER

ALCOHOLIC BEVERAGE CONTROL
A T & T
AUTO CLUB OF SO. CALIF.
CALTRANS
COMPASS MAPS INC.
CHP
GTE
METROPOLITAN WATER DISTRICT

PACBELL
RAND-MCNALLY
SBE LOCAL TAX UNIT
SO. CALIF. EDISON CO.
SO. CALIF. GAS CO
STATE FINANCE-DEMOGRAPHIC RESEARCH.
THOMAS BROS. MAPS
MCI
U.S. POSTAL SERVICE

City of Los Angeles
Applicant

NOTICE OF COMPLETION: CITY BOUNDARY CHANGE
(Uninhabited)

Proceedings for the following described change of organization were completed, and the subject territory became a part of the city when the Certificate of Completion was executed by this office and recorded with the County Recorder on January 18, 2001, as Instrument No. 01-0098136:

CITY: City of Los Angeles

APPLICANT: Herbert Singer et. al. Trust

Designation of Proposal: City of Los Angeles, 121st Street and Broadway

Acres: 1.06 ±

Number of Registered Voters: 0

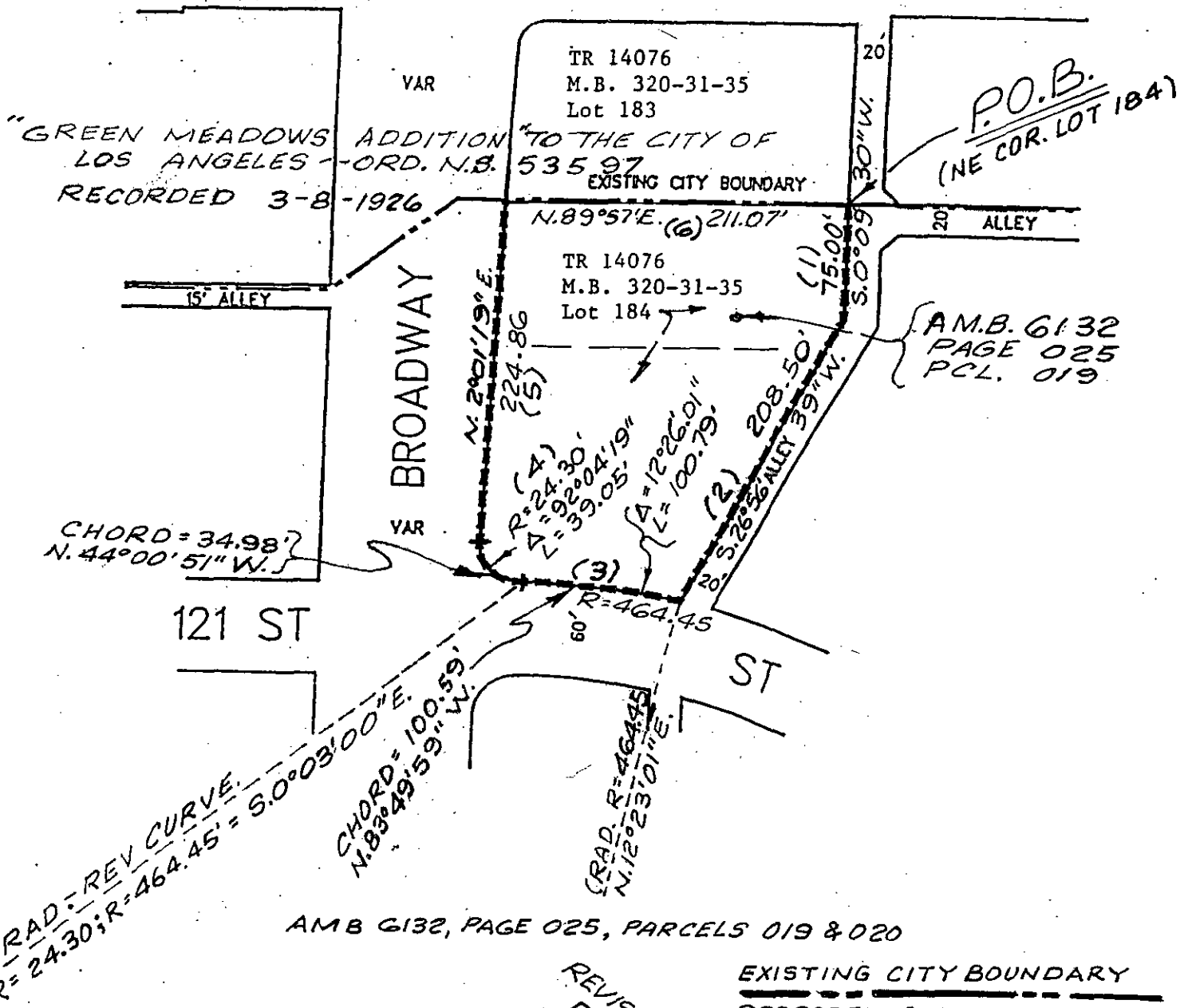
RELATED JURISDICTIONAL CHANGES: Unless otherwise specified, these changes are effective on the date shown above.

DATED: February 2, 2001

c:\document\Y1-9.noc

120 TH 88

85 80 ST



121 ST STREET AND BROADWAY
ANNEXATION TO THE CITY OF LOS ANGELES

EXHIBIT "A"

DESCRIPTION OF
"121ST STREET AND BROADWAY" ANNEXATION
TO THE CITY OF LOS ANGELES

(Detachment from Consolidated Fire Protection District of Los Angeles County,
Firestone Garage Disposal District and Central Basin Municipal Water District)

Revised Description
Approved by the Local Agency Formation Commission

Beginning at the northeasterly corner of Lot 184 of Tract No. 14076 as shown on map recorded in Book 320, pages 31 through 35 of Maps, in the office of the Recorder of the County of Los Angeles, said corner being a point in the boundary of the City of Los Angeles as same existed on September 19, 1997; thence along the boundary of said lot the following described courses: (1) S. 0°09'30" W. 75.00 feet, (2) S. 26°56'39" W. 208.50 feet to a point in that certain curve concave to the north and having a radius of 464.45 feet in the northerly line of 121st Street, 60 feet wide, a radial of said curve to said point bears North 12°23'01" East; thence (3) westerly and continuing along said boundary of Lot 184 through a central angel of 12°26'01" an arc distance of 100.79 feet to the beginning of a reserve curve concave to the southwest and having a radius of 24.30 feet, (4) westerly, northwesterly and northerly along said reverse curve through a central angel of 92°04'19" an arc distance of 39.05 feet and (5) N 2°01'19" E. 224.86 feet to the northwesterly corner of said lot; thence (6) N.89°57'00" E. 211.07 feet along said boundary of the City of Los Angeles to the point of beginning.

Containing: 1.06 acres
0.002 sq. mi.